

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 10, 2016 (6PM)
7610 Hollister Ave., Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Cathy Leyva and Howard Lange. Jaime Escobedo was absent.

*Jaime Escobedo issued his resignation as treasurer. Joe motioned to accept his resignation and Cathy seconded. Unanimously approved. Cathy nominates Howard to be treasurer, and Joe seconded. Unanimous. Howard Lange will take over treasurer responsibilities until new treasurer is elected.

Homeowners present: Collin Smith of Unit 318; Don Douglas of Unit 321; Joan Minder of Unit 102; Alex Ichikawa of Unit 347.

Management: James Nguyen of Bartlein & Company, Inc.

Call to Order: Meeting called to order at around 6:05PM

Owners Requests:

Collin #318: Curious about sail awning decision from last month's meeting. Board cautioned him about the inability to secure sail awnings on all four corners and told him about other awning options pre-approved around the complex.

Don #321: Unit is a one bedroom plus den and wants to convert the den to a second bedroom for resale purposes. Has permits approved by the city of Goleta but needs board approval. Board was concerned that converting den to bedroom would invite more people to populate the complex and set precedent for future expansions. Joe motioned to deny the request for den conversion. Howard seconded. Cathy abstained. Motion to deny passed.

Joan #102: Both neighbors have had recent slab leaks and asked the board to pay for a preemptive repair while her unit is under construction. Joan is to give James a proposal from a plumber James will get a second bid and present both bids to the board to vote on approval.

Alex #347: Unit has all glass front door that was there when he bought it in 2013. Front door was installed without authorization by previous owner. Board requires its removal and owner to install acceptable door to maintain uniformity.

Approval of Prior Meeting Minutes Joe motioned to approve the prior minutes of 10/13/16, Cathy seconded. Unanimous.

Landscape Report:

Many rail posts were installed, replacing the rotted ones;

7632 concrete repaired;

7602 #101 wall resealed and was able to do it under the \$5,000 budget.

A tree fell and was removed. Joe wants permission to plant trees to fill in the void left by the fallen tree. Joe spent the \$2,500 allocated for tree trimming and to take care of the fallen tree. A motion to approve an additional \$2,500 for additional tree trimming and another \$1,000 for planting of new trees was motioned by Howard and seconded by Cathy. Passed.

Joe also reported that the landscape area by the front gate was planted and that somebody hit one of the parking lot light posts and was currently being propped up temporarily.

Treasurer's Report

	October 2016	YTD
Total Income	\$66,520.00	\$664,451.51
Op. Expenses	67,534.42	326,444.96
Reserve Expenditures	3,955.00	43,801.56
Total Expenditures	71,489.42	370,246.52
Transfer to Reserve	5,030.58	302,978.99
Transfer from Reserve	10,000.00	11,877.00
Balance in Savings	\$ 2,267,632.33	
Due from Unit Owners	\$ 13,059.18	
Total Assets	\$ 2,285,691.51	

Operating Expenses are about 16%+ below on cash basis

Treasurer's Report unanimously accepted (Cathy moved & Joe seconded)

Vendor Evaluation: Compliments to Enviroscaping for their concrete work and quick response. Sauna is also fixed.

Old Business:

- a. Updating governing documents: Craig has been talking to lawyer, she's revising the draft.

- b. Front Gate system: Cathy motioned to pay Consolidated Overhead \$1,000 retention withheld for completion of work. Joe seconded. Unanimous.
- c. Receipts from slab leak: none received from Unit #254.
- d. 7602 #306 sail awning: no update.
- e. 7602 #101 re-waterproofing block wall completed.

New Business

- a. 7602 #102-replacing pipe: see owner's request .
- b. 7606 #307-interior damage: tabled.
- c. 7632 #347-front door: see owner request
- d. 7620 #321-den conversion: see owner request.
- e. 7624 #113-hot water line to laundry possibly connected to Unit #114: exclusive water lines, association not responsible. Owners to work it out.
- f. Manhole repair & maintenance: Joe motioned to replace section of sewer pipe that is offset for \$3,675 north of pool area, and add annual cleaning for \$2,000 from Stuart's DeRooting. Cathy seconded. Unanimous
- g. Wood repairs-none
- h. Annual Meeting 1/12/17, at 6PM, at Goleta Valley Community Center
- i. Recording liens: none

Next Meeting 12/08/16 at 6PM, at Meeting Room at 7610 Hollister.

Meeting adjourned at 8:00PM

Submitted by Matt Mora, Scribe.